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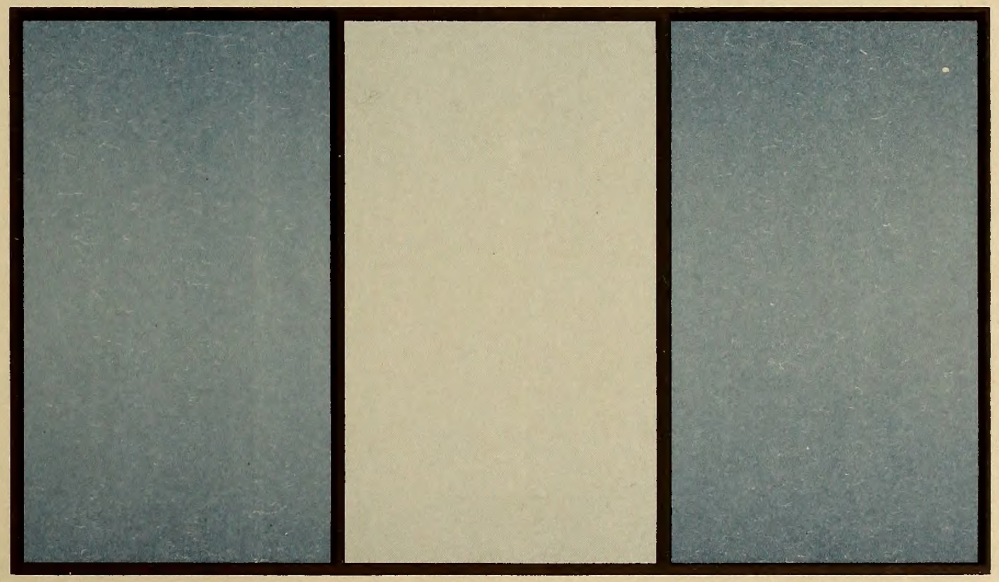
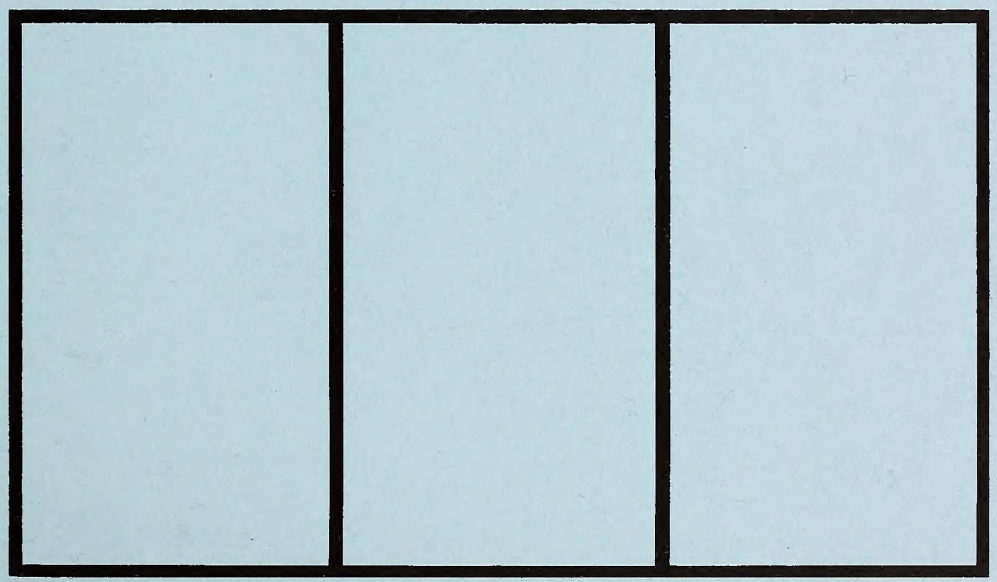


WILKESBORO
NORTH WILKESBORO AND WILKES COUNTY, N.C.

FUTURE LAND USE PLAN



WILKESBORO
NORTH WILKESBORO AND WILKES COUNTY, N.C.

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CHAPTER I

LAND USE SURVEY, ANALYSIS AND RECOMMENDATIONS

LAND USE SURVEY, ANALYSIS AND RECOMMENDATIONS

INTRODUCTION

Land and the use to which it is put is of prime importance to us all. There must be certain uses of land for the many facets of our lives: for habitation, work, shopping, travel and recreation. However, many times we are unaware of just exactly what does exist in our cities and towns; hence the need for a land use analysis. Simply defined, the land use analysis may be said to be an inventory and examination of the various and particular categories and amounts of the existing usage of land. This inventory is absolutely essential to any meaningful and effective future plans for the community. It is the basis of the future land use plan and zoning ordinance, and it should be used to determine the types of activity needed for the future development of vacant land.

The information contained in a land use analysis can be valuable to the citizen of the Wilkesboro's because it shows them where poor conditions and facilities exist; to investors, because it can guide their purchase of land and buildings by showing where the best industrial and commercial sites exist; it furnishes the civic leaders and government officials evidence of what has been done and what needs to be done and assists the planner because a knowledge of the existing use of land is basic to all community planning.

PURPOSE

The object of this report is to present in the form of tabulations, statistics, data, maps, and descriptions, information gathered relative to the existing land use. It is our purpose to record, analyze and use such data pertaining to the land use as a basis for the development of a plan for future land use growth and of other studies and plans which the Planning Board may undertake from time to time.

In addition, an attempt is made to show the relationship of physical, social, cultural and economic elements to the use of land and thus bring into focus and identify some of the critical land use problems which exist.

SCOPE

It will be noticed that with regard to each municipality there are three delineations or sub-areas within each town's Study Area as a whole for which data has been gathered: the Central Business District (or commonly referred to in planning terminology as the CBD), the area within the municipality's boundaries and the urban fringe surrounding each town. The method used in defining each of these three areas is set forth below. In each town the proposed zoning map's delineation of the B-1 zone was used as the CBD area. Within this sub-area establishments such as banks, financial institutions, offices and retail establishments such as department, clothing, drug, furniture, variety, etc. are found. The present town limits were used as the basis for all data collected beyond the CBD yet within the town itself. The urban fringe area was defined as the developed land either contiguous to the town limits or contiguous with developed land which itself was bordering the town. This last definition thus eliminated any patches of urban type developed land separated from the town or developed land adjoining the town.

METHODOLOGY

Before an actual survey of the land usage in the Wilkesboro's could be conducted and recorded, it was necessary to rely on past information and data as well as compile additional knowledge. Researching previous reports and studies for Wilkesboro and North Wilkesboro to gain relevant information was essential as well as interviewing and conducting discussions with local citizens and governmental officials about land use. It was necessary to delineate each town's Study Area into the sub-areas consisting of the central business district, town

limits and fringe area or environs; this was done on a base map at a one inch equal four hundred feet scale. A detailed field survey was undertaken to determine the type, location and amount of land uses within each delineated or sub-area. Finally, an analysis of all the composite information was made, the results of which follows.

ANALYSIS AND RECOMMENDATIONS

This section provides tabulations, statistics and maps on the existing use of land in the three delineated or sub-areas of each town's total Study Area and provides a general discussion of this data. If this basic data is reviewed periodically and revised as needed, it should form the basis for all community planning--for both planning officials and private citizens of the Wilkesboro's.

DEFINITIONS

For the purposes of this study the definitions listed below were used in classifying the use of land upon which the various facilities were located. The various uses of land were classified into eight broad categories--nine for use in the CBD. These definitions are primarily based on a functional classification; that is, according to their function in serving man's needs and well-being. These categories of functional land usage and their definitions are as follows:

1.	Residential Land Use	Land on which a residence or structure where one or more families or households have their dwelling is located.
	A. Single-Family	A one-family detached structure
	B. Duplex	A two-family or semi-detached structure
	C. Multi-Family	A structure in which more than two families reside
2.	Commercial Land Use	Land on which there are establishments supplying tangible commodities in large or small quantities or general needs of an intangible nature to the general public, including financial and office transactions and services.
3.	Industrial Land Use	Land on which there are establishments necessary for the creation of products or the making of goods for human wants.
4.	Social and Cultural Land Use	Land on which there are establishments for providing the social, mental and physical development, care and the enlightenment and refinement of culture within the community.

5.	Streets	Public owned rights-of-way for vehicular travel.
6.	Railroads	Property on which activities related to privately owned railways are conducted; this includes rights-of-way, terminals and maintenance shops.
7.	River	Land covered by a body of water within a definite, recognizable course or location.
8.	Vacant	Land not used for urban development.
9.	Parking	Land predominately used for the orderly, temporary location of motor vehicles.

TABLE I. Existing Land Use, Town of Wilkesboro (Acres)

	INSIDE TOWN LIMITS			% DEVELOPED	% OF
	CBD	EXCLUDES CBD	TOTAL	LAND	TOTAL LAND
Residential	.78	237.08	237.86	50.71%	30.69%
Single Family	0	-235.26-			
Duplex	0	0			
Multi-Family	-.78-	- 1.82-			
Commercial	2.17	24.01	26.18	5.58	3.38
Industrial	0	39.30	39.30	8.38	5.07
Social, Cultural	1.21	35.15	36.36	7.75	4.69
Streets	2.73	118.52	121.25	25.85	15.65
Railroads	0	0	0		
River	0	8.10	8.10	1.73	1.04
Parking	0	0	0		
Total Developed Land	6.89	462.16	469.05	100%	--
Vacant	.23	305.71	305.94	--	39.48%
TOTAL LAND	7.12	767.87	774.99		100.0%

TABLE II. Existing Land Use, Town of North Wilkesboro (Acres)

	CBD	INSIDE TOWN LIMITS EXCLUDES CBD	TOTAL	% DEVELOPED LAND	% OF TOTAL LAND
Residential	0	294.25	294.25	27.54%	14.89%
Single Family		-271.76-			
Duplex		- 18.42-			
Multi-Family		- 4.07-			
Commercial	7.44	62.98	70.42	6.59	3.56
Industrial	.60	155.75	156.35	14.63	7.91
Social, Cultural	.70	172.97	173.67	16.25	8.79
Streets	4.15	323.44	327.59	30.65	16.58
Railroads	0	20.26	20.26	1.89	1.03
River	0	24.96	24.96	2.35	1.26
Parking	1.13	0	1.13	.10	.06
Total Developed Land	14.02	1,054.61	1,068.63	100.0%	
Vacant	.95	906.87	907.82	--	45.93%
TOTAL LAND	14.97	1,961.48	1,976.45		100.0%

LAND USE STATISTICS COMPARISON

In order to better analyze the land use structure of Wilkesboro and North Wilkesboro a statistical comparison of land usage with towns of similar size in North Carolina is presented in the Data immediately following.

DATA 1. Land Use Statistical Comparison*

FIGURES GIVEN ARE FOR PER CENT OF DEVELOPED LAND

Town	LAND USE CATEGORY					
	Residential	Commercial	Industrial	Social & Cultural	Transportation	Total
CLINTON	47.6	7.2	5.5	9.2	30.5	100%
MT. HOLLY	54	3.2	11.8	6.3	24.7	100%
RAEFORD	47.4	4.6	7.4	8.8	31.8	100%
SELMA	51.5	2.2	16.3	4.7	25.3	100%
AVERAGE	50.1	4.3	10.2	7.3	28.1	100%
NORTH WILKESBORO	27.54	6.59	14.63	16.25	32.54	97.55**
WILKESBORO	50.71	5.58	8.38	7.75	25.85	98.27***

* For purposes of comparison some of the original land use categories have been combined or expanded.

** Excludes river and parking totals

*** Excludes river totals

RESIDENTIAL LAND USE

Wilkesboro

Residential land use accounts for 50.71 per cent of the developed and 30.69 per cent of the total land located within the town limits. As can be seen in Illustration 1, it is scattered throughout the town and intermixed with other land uses. These residential land use figures compare almost exactly with the average per cent of four other North Carolina towns with similar populations.

The fringe area around Wilkesboro contains more dwelling structures than does the town itself--576 as compared with the town's 424 (refer to Table III on page). This is surprising when one considers there is adequate, prime land available within the town itself for residential development. The comparison of these figures shows that within the Wilkesboro's Study Area there are more houses which probably do not have adequate municipal facilities and services--such as water and sewer lines, police and fire protection--than do most. Annexation studies have proved that predominately residential areas may be profitably annexed to the town only if all municipal facilities such as water and sewer lines and roads are already adequate and complete before annexation. Therefore, if the fringe of the town is allowed to develop poorly it will probably make annexation economically unfeasible; and yet, if poorly serviced, these areas will likely be allowed to deteriorate and become blighted.

North Wilkesboro

Land in North Wilkesboro devoted to residential usage accounts for 27.54 per cent of the developed and 14.89 per cent of the total land located within the town limits. As Data 1 shows, this is considerably less than either of the four towns used for comparison purposes or the town of Wilkesboro. What are some of the reasons for this low percentage of residentially developed land? Referring again to Data 1, it can be seen that a greater per cent of the developed land in

North Wilkesboro is utilized for purposes other than residential; that is, commercial, industrial, social and cultural and transportation than is the case with the other towns. Another factor is the large number of residential structures located outside of the town--907 compared with 1031 inside (refer to Table IV on page). These fringe area residents actually use the facilities located within the town yet may not be figured within the per cent of developed land for North Wilkesboro since their property is not within the town limits. Finally, upon close examination of the residential areas within the town it is obvious there are many vacant "gaps" in these areas, thereby decreasing the residential density of the town.

Recommendations. - It is recommended the following statements be given consideration by the citizens and public officials and appropriate actions be taken if deemed necessary.

Again it will be stressed, since the same situation exists in both Wilkesboros, that to prevent areas of deterioration future residential development on the fringe of the towns should be provided with facilities (water mains, sewer outfalls and roads) on a par with that existing within the towns. Control of future development can be exercised by adoption and enforcement of subdivision regulations. After adoption of the subdivision regulations by a municipality's legislative body its standards are in force throughout the town and within a one mile distance of its corporate limits.

Attention should be given too, to the distribution and scattering of residential uses throughout both the towns. It should be recognized that intermixture of different land uses and thus different activity upon the property can be harmful in many respects.

The value of residential structures and property located next to or near industrial property is decreased because of annoyances such as noise, smoke, smell, etc. which are generally associated with industrial processes. By the same token, if residences are allowed to build too near industrial property they may

restrict or prevent expansion of the industry thereby hurting the entire community by restricting job opportunities. Futhermore, if prime industrial land is allowed to be used for residential purposes it may prevent industrial location there.

These facts stress the need for a sound future land use plan and an effective zoning ordinance to properly implement this development plan. Further integration of conflicting land uses should and can be prevented by an effectively designed and enforced zoning ordinance.

HOUSING CONDITIONS

The condition of housing in the towns' study areas was also recorded and evaluated. This information was obtained from an external site survey which graded each residential structure on the basis of apparent structural condition, maintenance and environment. Structures were rated according to the following classifications and definitions.

Conserve — The evaluation given to above average housing which is in good condition and needs only to maintain its present status.

Minor Repair — Average housing or housing which needs to have a few minor repairs made were given this classification.

Major Repair — This designation was applied to housing which needs rehabilitation action to prevent its decline into a state of advanced deterioration and blight. Extensive repair work will be necessary to upgrade this type of housing.

Dilapidated — Housing which has advanced into a stage of extreme blight and needs to be destroyed was given this classification. Housing receiving this classification is considered to have deteriorated beyond the point where repair is feasible.

Tables III and IV present a statistical inventory of housing conditions in the Study Areas for both Wilkesbors. However, a brief summary of this information is presented here for convenience.

TABLE III. Total Number and Condition of Dwelling Units
Wilkesboro Study Area

AREAS	CONSERVE	% OF TOTAL AREA	MINOR REPAIR	% OF TOTAL AREA	MAJOR REPAIR	% OF TOTAL AREA	DILAPIDATED	% OF TOTAL AREA	TOTAL
nside Town imits									
Including CBD)									
hite									
Single	167	39.39%	170	40.09%	39	9.20%	7	1.65%	383
Duplex	3	.71	2	.47	0		0		5
Multi-Family	0		0		0		0		0
on-White									
Single	6	1.41	10	2.36	10	2.36	10	2.36	36
		41.51		42.92		11.56		4.01	424
utside Town imits									
hite									
Single	155	26.91	135	23.44	79	13.72	93	16.15	462
Duplex	0		1	.17	2	.35	0		3
Multi-Family	0		0		0		0		
on-White									
Single	4	.69	15	2.60	45	7.81	46	7.99	110
Duplex	0		0		0		1	.17	1
		27.60		26.21		21.88		24.31	576
OTAL STUDY AREA	335	33.50%	333	33.30%	175	17.50%	157	15.70%	1000

TABLE IV. Total Number and Condition of Dwelling Units
North Wilkesboro Study Area

AREAS	CONSERVE	% OF TOTAL AREA	MINOR REPAIR	% OF TOTAL AREA	MAJOR REPAIR	% OF TOTAL AREA	DILAPIDATED	% OF TOTAL AREA	TOTAL
Inside Town Limits (Including CBD)									
White									
Single	268	25.99%	377	36.57%	169	16.39%	43	4.17%	857
Duplex	11	1.07	48	4.66	17	1.68	1	.08	77
Multi-Family	1	.08	8	.78	2	.19	0		11
Non-White									
Single	0		9	.87	50	4.85	27	2.62	86
		27.14		42.88		23.11		6.87	1031
Outside Town Limits									
White									
Single	161	17.75	369	40.68	230	25.36	98	10.81	858
Duplex	0		6	.67	1	.11	0		7
Multi-Family									
Non-White									
Single	0		13	1.43	10	1.10	19	2.09	42
		17.75		42.78		26.57		12.90	907
TOTAL STUDY AREA	441	22.76%	830	42.82%	479	24.72%	188	9.70%	1938

Wilkesboro

The large majority, or roughly 84 per cent of the housing structures located within the town received ratings which would classify them as average or above average. These structures, from observation at least, appear to be in good shape or require only minor repairs to put them in good physical condition. Only 4 per cent of the total structures received a delapidated rating or in essence, should be totally replaced by standard structures with adequate facilities.

Residential structures on the fringe of the town, however, have a poorer rating. About one-half the structures are in average or better condition but nearly one-fourth or one in four dwellings are classified as dilapidated. The ill effects from extremely poor housing are so obvious and numerous that citizens should realize improvement of this housing is essential for the conomic, educational and moral health of the community.

North Wilkesboro

Average or better than average residential structures compose approximately 70 per cent of the total in North Wilkesboro. Conversely, near one in four structures within the town need major repair or is in a dilapidated condition. Structures needing major repairs if not properly improved within a few years will become dilapidated themselves; hence, the need in North Wilkesboro for prompt action to prevent a large number of houses from becoming dilapidated.

The housing conditions in fringe areas around the town portray nearly the same picture as that in the town except there are a few less percentage wise above average structures and more dilapidated houses. More than one house in three is either in need of major repairs or is dilabpidated.

Recommendations. - The relatively large percentage of substandard or below average housing in the two Study Areas and especially in the urban fringe areas of the Wilkesboros' illustrates the need for municipal--which by law may encompass the area within one mile of municipal boundaries--controls and enforcement of

building and minimum housing codes, subdivision regulations and zoning. Furthermore, the problem of housing conditions and what might be done to comprehensively plan for the elimination and prevention of residential blight should be given serious consideration by citizens and community officials. A very valuable aid in any effort to improve and maintain housing is a neighborhood analysis; this document would delineate small study areas and recommend programs of either conservation, rehabilitation or redevelopment for each residential section.

COMMERCIAL LAND USE

Wilkesboro

Approximately 6 per cent of the developed and 3 per cent of the total land area within the town of Wilkesboro is used for commercial purposes. There is no other large concentration of commercial uses with the exception of the CBD. The CBD itself contains only 2.17 acres of ground floor space devoted to commercial usage, which is less than one-twelfth of the total acreage devoted to this type usage. The majority, then, of commercial establishments are located in broken strip or ribbon developments along the major streets and highways. Strip development creates an adverse land use problem not only because it scatters commercial establishments and decreases the advantage of customer drawing power that is characteristic of accessible, compact shopping areas, but also because it destroys the major thoroughfare's primary purpose of conducting vehicular traffic efficiently and safely. Then too, this type of development usually contributes to ugliness along major thoroughfares.

Where zoning is absent or not enforced the result will generally result in the haphazard development of commercial strips along major streets and of spot commercial usage intermixed in residential areas. Today the trend is to concentrate commercial uses in compact centers with adequate parking and room for expansion. This idea conflicts with the popular (and false) impression that all land fronting a major thoroughfare should be used for business. Actually very

few commercial uses need a major street location and even those that do--such as service stations, motels, restaurants, car lots--can be grouped through proper land use planning. In the future, with the aid of planning and zoning, the town should attempt to achieve a more desirable pattern of commercial land uses.

North Wilkesboro

Commercial land usage within North Wilkesboro accounts for approximately six and one-half per cent of the developed and three and one-half per cent of the total land area in the town. In addition to the large concentration of commercial establishments located in the CBD there are a few areas of smaller but quite significant commercial development. These are as follows: the CBD fringe area, a small concentration of stores where State Highways 268 and 18 plus Finley Avenue come together, other similar areas, plus a substantial amount of strip or highway development.

Ground floor commercial usage within the CBD totals 7.44 acres which is less than 10 per cent of the total land used for this type activity in the town. This means that at least 90 per cent of the total commercial development is in areas other than the logical grouping within the CBD. It would be foolish to say all commercial establishments belong in or contiguous to the CBD because there needs to be areas of neighborhood convenience trade. However, in the future, commercial establishments should be encouraged to establish in or around the CBD or be more logically grouped in outlying areas. Through the use of sound and logical planning less integration of various land uses will result.

Recommendations. - In the future, commercial development should be logically planned and controlled, this will benefit not only the shoppers and businessmen but will improve in many facets the town itself.

Businesses located together are each benefited by the other's ability to draw customers and thus create a large volume of potential buyers. Shopping is made easier for customers by eliminating many short, scattered trips. Shopping is made

safer too because with adequate traffic controls cars are not forced to back into or haphazardly enter busy thoroughfares. The town, be knowing in advance approximately where and what type activity is expected may plan easier and more efficiently serve these commercial areas with adequate public facilities such as roads, lights, water and sewer lines. The aesthetic value or beauty which comes from an orderly arrangement of similar type structures is not to be overlooked. Finally, the town may expect land values to remain more stable without intermixture of land uses and thus prevent loss of tax revenue. All will benefit by the logical and democratic plan and implementation for future control of commercial land use.

CENTRAL BUSINESS DISTRICT

Wilkesboro

Wilkesboro's central business district--as defined by the B-1 zone of the proposed zoning ordinance--now extends on the north and south sides of Main Street from roughly West Street to New East Street. Table V presents statistical information relative to the various types of land use found within the CBD. The largest use of land--38.35 per cent of the total--is devoted to streets; this is followed by commercial establishments which comprise 30.48 per cent of the total. Social and cultural--in this instance mostly land owned by either local, state or federal governments--comprises 16.99 per cent. Residential property occupies 10.95 per cent of the total ground floor land use. Vacant land and buildings occupy 3.23 per cent of the total land.

North Wilkesboro

The B-1 zone of North Wilkesboro's proposed zoning ordinance defines the CBD as roughly extending from Forester Avenue and Eight Street on the west and east respectively and from A to D Street on the south and north respectively. Statistical information relative to land usage within the CBD is presented in Table V. The

TABLE V. Central Business District Statistics, Towns of Wilkesboro and North Wilkesboro

WILKESBORO

TYPE USAGE	ACREAGE	% OF TOTAL
Residential	.78	10.95
Commercial	2.17	30.78
Industrial	0	0
Social, Cultural	1.21	16.99
Streets	2.73	38.35
Parking	0	0
Vacant Land and Buildings	.23	3.23
	7.12	100%

NORTH WILKESBORO

TYPE USAGE	ACREAGE	% OF TOTAL
Residential	0	
Commercial	7.44	49.70
Industrial	.60	4.01
Social, Cultural	.70	4.68
Streets	4.15	27.72
Parking	1.13	7.55
Vacant Land and Buildings	.95	6.34
	14.97	100%

two largest categories of land usage within the CBD are commercial establishments--by far the largest--with 49.70 per cent followed by streets with 27.72 per cent. Land used for parking purposes comprises 7.55 per cent of the total, social and cultural land 4.68 per cent and land where industrial type activity is carried on amounts to 4.01 per cent. Vacant land and buildings account for 6.34 per cent of the total.

It should be mentioned that since the CBD is the primary concentration of retail stores in the town and because of the town's geographical position in western North Carolina the CBD serves as a trade center for a large region extending even beyond the county's boundaries.

Recommendations. - The central business districts of the Wilkesboros --actually this is more pertinent when applied to North Wilkesboro since it is the primary center of commercial shopping and services for the two towns--are plagued with the common troubles of many other similar CBD's. Problems such as poor accessibility to the area, bad traffic circulation within, vehicular and pedestrian conflicts, inadequate and improperly located parking, obsolete structures--both in appearance and functional design--, and poor compactness and spatial arrangement combine to lessen the drawing power and therefore the sales of the CBD's merchants.

It is beyond the scope of this study to suggest detailed solutions to these probelms since a great deal more study needs to be given to the solution of these problems as they exist in the Wilkesboros. Perhaps, however, this mention of these factors will prompt community leaders, governmental leaders and merchants to think more seriously about these problems and seek their solutions.

INDUSTRIAL LAND USE

Wilkesboro

Approximately 8.38 per cent of the developed and 5.07 per cent of the total land within the town is devoted to industrial purposes. Nearly all of these

39.30 acres are located in the western section of town. The larger industries are the Blue Ridge Shoe Company, Holly Farms Poultry Company and Yadkin Valley Dairy Cooperation. As may be seen in Illustration 1 these industrial sites are scattered throughout residential areas in that section of Wilkesboro. This intermixture of land uses in many instances has resulted in detrimental environmental conditions to residential areas. Protection of residences from industry as well as protection of industrial areas from residential encroachment is possible in the future if a sound zoning ordinance is adopted and enforced.

North Wilkesboro

Land in North Wilkesboro devoted to industrial purposes amounts to 14.63 per cent of the developed land and 7.91 per cent of the total land. A large percentage of the industrial land lies in the northern section of town off State Highway 268 and in the southern section of town along the Southern Railroad lines. A few of the larger industries are Carolina Mirror Company, American Furniture Company, L & L Manufacturing Company and Peerless Hosiery Company. Although intermixture of industrial and residential land uses is rather slight at the present, to insure continued segregation an adequate zoning ordinances needs to be adopted and closely followed.

Recommendations. - It is not necessary to repeat the reasoning behind the incompatibility of industrial land uses with most other types but suffice it to say that the separation of these various land uses is a goal toward which all communities should strive. This is not to say any of the various land uses should not be allowed but they should be restricted in their location. It is desirable if industry and dwellings must be adjacent there be some type of "buffer zone" separating the two. This buffer may be a major thoroughfare, natural barrier, park or "green belt".

A vital element in assuring separation of industrial and other type land uses is to reserve prime land now for future industrial purposes, both within and outside of the towns themselves. With land primarily suited for industrial purposes

recognized and protected from incroachment the town will have sites available immediately at a reasonable cost to prospective industry. This will go a long way in encouraging industry to locate in the community because it shows industrial leaders the town is interested in attracting industry and is actually formalizing its thoughts by definite planning actions.

It is a widely known fact that an industrial plant, if proper controls are placed upon it so that it may not become a nuisance because of noise, smoke, etc., will be a tremendous boon to the community's economy. It will create employment for the local residents, help the existing businesses and encourage migration to the community. Considering the Wilkesboros' prime location, natural resources and labor supply, industry will locate here in the future if plans are made for it now. Through the use of the future land use plan and zoning, prime industrial land will be chosen and reserved for future use in the Wilkesboros..

SOCIAL AND CULTURAL LAND USE

Within a functional land use classification much of the land within a social and cultural classification can be thought of as public or semi-public in nature. Such things as churches, schools, parks and government offices are all more or less publically owned but their function or purpose is to provide for the social, mental, physical and cultural development of the public. Hence, if a functional land use classification were not used these uses would normally be listed according to their ownership; that is, public and semi-public.

Wilkesboro

Land used for social and cultural purposes in Wilkesboro amounts to 36.36 acres and accounts for 7.75 per cent of the developed and 4.69 per cent of the total developed land within the town. This percentage of the developed land is nearly identical with the average of the four towns used for comparison purposes. As stated in the introduction to this section, most of this land is utilized by churches, schools, parks and government offices.

North Wilkesboro

The 173.67 acres devoted to social and cultural type use within North Wilkesboro amounts to 16.25 per cent of the developed and 8.79 per cent of the total land of the town. This percentage of developed land devoted to this type activity is considerably more than the average of the four North Carolina towns as shown in Data 1. An examination of the town reveals that a few large tracts located within the town considerably increase this percentage. The largest tract of land within this classification is owned by the State and is used by the State Highway Commission; other large tracts are owned by the National Guard Armory, V.F.W. Post 1142 and the town itself, which has land devoted to recreational purposes.

Recommendations. - An examination of the communities reveals a small amount of land devoted to this type usage--especially is this true of public recreation areas. Public recreation is an accepted function of local government which has a direct bearing on the betterment of mental and physical health, the development of individual character, the prevention of crimes, the enhancement of community interests and objectives and the promotion of community safety.

Negotiations should begin--with the Division of Community Planning if the communities so desire--shortly to contract for a comprehensive or "master" plan for recreation areas in the Wilkesboros. If such a plan were undertaken, it would furnish detailed, comprehensive data for the specific purposes of:

1. Presenting as clearly as possible the present and future recreation needs
2. Encouraging a progressive correction of deficiencies in the present system
3. Outlining a program for acquisition of adequate recreation sites for future development, correlated with public works programs of the area.

STREETS AND RAILROAD LAND USES

Wilkesboro

Land used for streets within Wilkesboro totals 121.65 acres which is 25.85 per cent of the developed and 15.65 per cent of the total town area. This appears

to be a large amount of land--it is the second largest category of land use--but it is within the accepted standard for proper land utilization. It should be emphasized the majority of the cost for maintenance of this acreage devoted to streets is borne by the town since streets are public property. It is, therefore, very important that the local government require developers to design and construct streets and install improvements as provided by the town's subdivision regulations and thus insure minimum public maintenance costs.

There are no railroad lines or facilities located in Wilkesboro.

North Wilkesboro

The largest single category of developed land usage--327.59 acres--in North Wilkesboro is devoted to streets; they comprise 30.65 per cent of the developed and 16.58 per cent of the total area of the town. A few reasons for this relatively high percentage of land devoted to streets are discussed below. A majority of the blocks in North Wilkesboro were laid out on the "grid" pattern or are rectangular in shape. In addition, these blocks are relatively short and contain alleys. All these factors mean there will be a relatively large percentage of streets per area within each block.

Railroad tracks and facilities occupy 20.26 acres and comprise 1.89 per cent of the developed land within the town. Although the tracks do not run through the entire town there are numerous spur tracks which add to the total acreage within this category.

Recommendations. - Paths, roads, streets, thoroughfares, highways--whatever their name or extent of use--are essential to the public health, safety and welfare of the modern community. Yet, streets for streets sake are not profitable to the citizens or economically feasible to the local government. Rights-of-way, before they are bought--or accepted as a gift for that matter--should definitely be a part of an overall, comprehensive plan and be both needed and necessary for the community's betterment. In short, although vehicular courses are needed they should not be

developed unless they are to be truly functional and serve the needs of the community. Too many unnecessary streets cost the government--and hence each taxpayer--more money than is essential for the costly job of building and maintaining roads.

LAND COVERED BY RIVERS

Although not exactly conforming to a functional classification a separate category was used for land covered by rivers. It was felt that, since in the case of North Wilkesboro both the Reddies and Yadkin Rivers run through the town and their mid point forms a portion of the town boundary and in Wilkesboro a segment of its boundary is formed by the river, it would be important to note this by using a separate category.

The Reddies and Yadkin Rivers do and have played an important role in the development of the Wilkesboros. At the present time they are the towns' source of water and are used as a means of disposing of its wastes. They offer recreation, sporting and other opportunities. In the future it is hoped these relatively clear, swift rivers will attract industry needing a large supply of water to the Wilkesboros.

VACANT LAND

Wilkesboro

Vacant land in Wilkesboro occupies 305.94 acres or about 40 per cent of the total acreage of the town. The location of this land presently not developed can be seen in Illustration I. What are some of the reasons there is a great deal of vacant--but still comparable percentage wise with similar towns--land in the town? First of all, topography limits land economically suitable for use. Then there is land within the town which is periodically subject to flooding. Also, many small parcels would not be suitable for large development. In addition, there is a certain amount of land which is just undesirable for building.

North Wilkesboro

By far the largest single category of land use within North Wilkesboro is vacant or undeveloped land. Vacant land comprises 907.82 acres and consists of nearly 46 per cent of the total land area within the town. The reasons for this relatively high rate of undeveloped land are identical to those in Wilkesboro. North Wilkesboro has land too which is subject to periodic flooding; there is undesirable land and areas too small for development. The topography of North Wilkesboro, however, is somewhat more severe than that of its sister town; areas where there are steep slopes, deep gulleys, faults, ridges, etc. are of course not economically feasible to develop. Although nearly 50 per cent of the land in the town is not developed, it should be emphasized it will never come near 100 per cent utilization because of its severe topography.

Recommendations. - It is desirable in most instances to develop an area or town as orderly and compactly as possible. This will prevent vacant areas created between houses and neighborhood and thus eliminate loss of tax revenue and increased cost of public utility installation. However, because of prevailing circumstances in the Wilkesboros--most of which are beyond control--full utilization of its land is not possible. Some of the present vacant land is developable but that which is not because of various reasons should be controlled and not allowed to be used for such things as junk yards, dumps and sign jungles. Here again can be seen the need for and value of a logical and enforced zoning ordinance.

SPECIAL LAND USE PROBLEMS

Illustration I illustrates a rather strange phenomenon--land located within the geographical boundary of the town and yet not officially a part of the town. Further, many of these areas are actually receiving municipal services and benefits yet are not paying taxes for these privileges. In some instances there may be valid reasons why certain of these areas should not be a part of the town. Yet, in fairness

to all concerned, each of these areas should be studied objectively to determine if they should or should not be a part of the town and appropriate action taken.

Why should the citizens of North Wilkesboro pay taxes to provide services for areas which themselves do not pay taxes?

CHAPTER II

FUTURE LAND USE PLAN

FUTURE LAND USE PLAN

INTRODUCTION

The orderly, efficient arrangement of the various uses of land is important to human beings. Economically, it is significant because there must be land available or provided for residences, businesses, industries, and transportation routes. Not only must there be land for these uses to locate but it is notable that a logical separation of these categories maintains or even increases the land value of all. Socially, it is meaningful because the systematic arrangement of the diverse uses of land promotes the best development for man's physical, mental and spiritual being.

Mention must be made that a very vital segment of this land use plan is the sketch thoroughfare plan. This plan is simply a preliminary design depicting the most logical arrangement of major streets and makes use of both existing and proposed facilities. The fulfillment of this plan is to be desired because it will help alleviate and prevent traffic problems as well as "open up" land for future development.

PURPOSE

It is the purpose of this chapter to present a design for the future development of the Wilkesboros by establishing the best possible arrangement for the use of land within the realm of present knowledge. As the previous chapter may be thought of as an analysis of existing land usage, this section will attempt to serve as a guide for the future physical development of the communities. A general land use plan will be presented followed by numerous land use principles used in its design and standards to be used in its fulfillment.

The land use plan will establish, for the first time, an orderly and logical pattern of development and growth for the Wilkesboros. It shows, in broad categories, what the Planning Boards consider to be the most appropriate use of land. The land use plan is therefore a general, physical guide, a statement of policy approved by these advisory bodies. It should not be thought of as a design of prognostication

but rather a plan of guidance which civic leaders and municipal officials, as well as citizens, can use to formulate future plans for the communities.

It must be stressed, that this plan is only arbitrary since it of necessity is based on existing conditions; therefore, as conditions alter the plan will need to be studied and revised, if need be, to assure its being realistic.

SCOPE

The generalized land use plan must not be mistaken for the zoning ordinance which is a legal regulation of land adopted by a municipality's governing body. Rather, the land use design is in effect a statement of policy by the community's local planning board indicating where and how--if and when the town develops to its fullest extent--the various categories of land usage should be located. Further, it is not within the scope or dominion of this study to attempt a guantitative designation of land which should be used for particular purposes. No attempt has been or was made to forecast the amounts of land needed for any land use category in the future.

METHODOLOGY

The most important factor in considering the future development of a community is to scrutinize closely the existing pattern of land usage. What type and amount of land is already in use or committed for a particular land use category? For example, if hillside or sloping land is being used for residential purposes now, it is likely that future residential development will take place on this type of land also. Further, although land may be very sparsely occupied, if most of this development is of a particular category and strategically located, it is likely the land will be further developed for this usage. Hence, existing land usage is the key to future land development.

Paralleling the above consideration, it was also necessary to examine the amounts and location of the various categories of land usage and their relationship

to one another. Where is residential, commercial and industrial land now located and what effect do they have on one another? What illogical inter-mixture of these land use functions has already taken place and what steps can be taken in the future to prevent these mistakes?

Thought had to be given to existing and proposed physical conditions such as the topography, rivers, and roads. These natural or man-made features may serve as real or imaginary barriers for future development; thus, physical features may logically be used to separate various categories of land usage.

Additional study before formulating the future development pattern for the Wilkesboros was given to such things as existing public or community facilities such as the water and sewerage systems, etc. which will certainly influence future growth. Discussion with public officials and citizens was a valuable asset in informing the planning board members and staff of their hopes and desires for the future of the community.

Methodology used in formulating the sketch thoroughfare plan was similar in many respects to the techniques involved in the generalized land use plan in that existing facilities were first considered, deficiencies analyzed and an attempt made to correct and prevent future inadequacies. Such things as the present and proposed traffic volumes, circulation patterns, existing rights-of-way and the Wilkesboros proximity to surrounding towns were also considered in the preparation of the sketch thoroughfare plan. In addition, this plan was coordinated with that of the State Highway Commission's for the Wilkesboros and surrounding area.

Thus the philosophy used for the future land use plan was "environmental" rather than quantitative in concept and was used in determining which land areas in the community are most suitable for each given land use type regardless of when such land will be needed or used for such development. Instead of attempting to predict the exact amount of land which will be required for any particular category based upon population projections and population to area ratios, the "environmental" approach is based upon: first, the nature of the land; that is,

topography, accessibility, ease of providing utilities, etc.; second, its relationship to other areas--for instance, with residential development there will certainly be commercial development near by to serve the needs of the people; last and most important, the previous development in the areas since generally an area will continue to develop in the same manner. Therefore, this technique depends not upon exact figures but implies IF and WHEN the area develops this is the manner in which logically it should evolve.

POPULATION AND ECONOMY

As stressed in the methodology section of this chapter, the future land use pattern was not based directly on population projections; therefore, only a short section will be included here on the present and future population and economy. For a more detailed study on the population and economy of Wilkes County and certain aspects of the Wilkesboros consult Population and Economy [1/] upon which this section is based.

Because the use of political units such as towns are subject to change in the future--generally expansion because of annexations--a more correct estimate of future population and economy was deemed possible by the use of townships. Township boundaries are more likely to remain stable and the towns' study areas cover a large portion of the North Wilkesboro and Wilkesboro Townships and certainly dominate their future.

POPULATION

DATA 2. Population Projections; 1960 to 1980

	1950	1960	1970	1980	Per Cent Change 1960-1980
State of North Carolina	4,061,929	4,556,155	5,001,410	5,478,211	+ 20.2
County Total	45,243	45,269	44,324	42,937	- 5.2
*Greater Wilkesboros' Area	12,495	13,403	14,156	14,560	+ 8.6
**Wilkesboros' Outer Fringe Area	8,129	8,207	8,098	7,888	- 3.9
North Wilkesboro Township (including town)	7,750	7,707	7,322	6,758	- 12.3
Wilkesboro Township	4,747	5,698	6,834	7,802	+ 36.9

*Greater Wilkesboros' Area includes North Wilkesboro and Wilkesboro Townships.

**Wilkesboros' Outer Fringe Area includes Antioch, Brushy Mountain, Lovelace, Mulberry, and Rock Creek Townships.

1/ Josef H. Perry, Population and Economy: Wilkes County, North Carolina (Raleigh: Department of Conservation and Development, Division of Community Planning, 1962).

As data in the foregoing table illustrates, growth is projected in the Wilkesboros, although North Wilkesboro (Town and Township) will tend to decline slightly due to surburban movement. A continuation of past and present trends will result in a gradual increase in population for the combined townships (+8.6%), with growth south of the Yadkin River exceeding slight losses north of the river. Thus, there will be further development in the greater Wilkesboros' area, and although this growth may not be prodigious, it needs to be guided and controlled by the land use plan.

ECONOMY

DATA 3. Present Income Data

	Per Capita Income	Family Income		Per Cent Distribution of Families by Income		
		Mean	Median	Under $3,000	$3,000 7,999	$8,000 and over
United States	$1,853	$6,636	$5,660	21.4%	52.1%	26.5%
State of N. C.	1,252	4,838	3,956	37.2	49.3	13.5
Wilkes County	999	3,951	3,126	47.9	44.6	7.5
Town of N. Wilkesboro	1,528	5,922	3,804	38.3	43.9	17.8
Rest of N. Wilkesboro Township	1,022	3,877	3,383	42.8	51.7	5.5
*Rest of Wilkesboro Township	1,352	5,408	3,654	40.9	43.6	15.5

*North Wilkesboro extends slightly into Wilkesboro Township.

The foregoing table portrays the fact that the Wilkesboro townships rank above the state figures in per capita and family income. However, none of the other townships in the county rank anywhere close to the state averages. But the impression that all is rosy for the Wilkesboros and their townships should not

be left; therefore, additional aspects of the economy will be discussed here.

The Wilkesboros have economic specializations in furniture and lumber manufacturing, textiles and apparels, glass products and food products. Although these firms have competed very well within their respective industries in relative growth, the local economy has not been directed toward overall growth. This is because the economy has a concentration of industries which have declining or slow growth characteristics; that is, furniture and lumber, textiles, and agriculture. Thus, even though an industry by industry projection of employment for the county shows a seven per cent increase, or a total 1,077 jobs by 1970 over the 1960 figures, the Wilkes County economy will still fall 11 per cent short of providing enough jobs for its population by 1970.

INTRODUCTION

The Generalized Land Use Plan and Sketch Thoroughfare Plan for the Wilkesboros and their fringe may be found in back of the report. The land use plan, in addition to the present and future thoroughfares, is divided into the following major land use categories:

Low-density Residential
Medium-density Residential
Commercial
Industrial
Public Use

The land proposed for each use was derived by assuming the relatively complete development of the entire towns and their immediate fringe areas. Land use projections were not made because population projections indicated an insignificant increase within the next twenty year period. Any land use projections would, therefore, show little or no increase in the amount of land required by the different land use categories. In view of this, the land use plan was created by assuming the full development of the area and suggesting the best pattern of land use that existing conditions would permit. Such an assumption appears to be more practical and realistic than a projection based on past trends as it provides a desirable pattern to follow if unforeseen developments cause a significant increase in growth. Factors such as the establishment of city manager form of government, the creation of an urban redevelopment commission and the initiation of a continuous program of comprehensive planning--all of which are relatively new--cannot be computed by past population trends. Yet, the effect these factors, among others, might have on development could be substantial. They are the roots of a progressive atmosphere, the full impact of which has unpredictable bounds. Then too, it is always possible that an excessively large industry may locate in the Wilkesboros. This is especially true considering

the progressive trend which is now evident and the prospect that it will continue and grow.

Although the plan assumes the complete development of the Wilkesboros and their immediate fringe and proposes certain types of usage of each portion of the area, this does not mean that each area will be intensively developed. It is apparent--from studying existing land use--that land uses cannot be grouped without vacant land lying between the occupied parcels. More than enough land is allocated than will be needed to meet the requirement of each land use category for a twenty year period. Adequate spacing is provided to aid the growth and expansion of commercial and industrial activities as well as residences. The area will undoubtedly fall short of achieving the development shown on the land use plan, but as growth does occur--whether slow or rapid--the plan will serve as a guide.

The Wilkesboros' Land Use Plan is a general plan which will be, and should be subject to revision as the need arises. It creates a desirable--but not perfect--pattern of land use which the towns should strive to achieve. A framework is provided on which local agencies and individuals can do more detailed planning. The plan is not perfect because existing conditions have been considered and are reflected on the proposed land use patterns. If it were possible to work with undeveloped land or to clear everything deemed undesirable, the land use plan might very well show the utopian Wilkesboros. The plan prepared by the planning boards, however, proposes the best possible land use pattern in terms of what is practical and ideal and what the people desire.

A discussion of each broad land use category and of the factors to be considered when planning for these uses follows. Principles outlined in this discussion of the land use plan constitute the framework for the proposed land use implementation.

RESIDENTIAL LAND USE

If all of the land proposed for residential use were occupied, it would house--assuming a low density development--a great deal more people than are expected during the planning period. However, scattered pockets of residential development now exist throughout the proposed residential area now, and these areas have, therefore, become residential in character. The problem is to guide future growth in a manner which will tie together the existing clusters and create compact neighborhoods with the more centrally located areas having first priority. An examination of the fringe area reveals considerable residential growth on the periphery of the communities, particularly to the north and west of North Wilkesboro and on the east and south of Wilkesboro.

It can be seen that only a very small area is proposed for multi-family residential use. This type of use is practically nonexistant in the planning areas now and little increase is predicted during the twenty year planning period. The one concentration of such housing is proposed for an area immediately north of North Wilkesboro's central business district. This area contains a number of large, old single-family dwellings that are ripe for conversion to apartments. However, new, centrally located multi-family housing should be encouraged as it will upgrade old deteriorated areas, increase property value and help stabilize the downtown area.

The following is a list of factors to be considered in planning for residential locations in the future.

1. Residential development can be located on most any type of topography; however, areas such as flood plains and the pre-emption of lands which are better suited for other uses should be avoided.
2. Topography which permits an interesting arrangement of residential development and street patterns should be used wherever possible.
3. Areas of reasonable size should be designated. Small patches or isolated sectors of residential development are generally open to deterioration and blight and present added utility expense.
4. Local or neighborhood shopping centers should be convenient to all

residences.

5. Industrial and commercial uses should not be permitted within residential areas.
6. The major street system should provide direct access from residential areas to work and recreation areas.
7. Multi-family and high density residential areas should be close to primary streets, shopping areas and other services.
8. Land should be reserved for schools and playgrounds to serve and meet the needs of the residential areas. This requires intelligent planning before the best sites are developed for other uses.
9. Population density should be relatively low to avoid over-crowding and to create adequate open space, privacy and a generally desirable environment.
10. Residential areas whenever possible should be separated from commercial and industrial areas by natural or man-made features such as major streets, open land or water ways.
11. Sound plans should be required in regard to the planning of streets and lots and the provision of adequate municipal services and facilities.

COMMERCIAL LAND USE

Although only one commercial classification is used in the land use plan, it actually represents three categories, the commercial center or central business district, the general commercial, and the neighborhood commercial areas.

If Wilkesboro were to be treated separate and apart from North Wilkesboro, then its central business area would be on either side of Main Street between West and New East Streets; however, to be realistic one must realize the commerceal hub for both the Wilkesboros and the surrounding area is actually located in North Wilkesboro and is its present central business district. Further expansion and intensification of this area is expected, thus the commercial area generally around the intersection of Wilkesboro Boulevard and "D" Street shown on the land use plan includes North Wilkesboro's present CBD plus sufficient room for expansion. CBD type uses are already developing in a northern and westerly

direction from the present central core. Normally, a "downtown loop" would bound the proposed CBD to eliminate through traffic and hence unnecessary conjestion but because of the topography around this area in North Wilkesboro, this loop is not feasible.

Thus, the North Wilkesboro CBD should serve as the commercial hub of the Wilkesboros--it should be the primary retail, administrative and financial center for the area. The proposed CBD, if fully developed, will provide a compact and accessible central business area.

General commercial and neighborhood commercial areas are provided at various locations throughout the area. The general commercial areas should contain trades and services such as automobile sales, services, and repair, appliance sales and repair, dry cleaning, farm equipment sales, laundries, service stations, and super markets, among others. Generally, the type of uses found in this kind of area can exist in relatively independent locations. Local or neighborhood commercial areas should contain convenience and service establishments to serve nearby residential areas. A typical neighborhood business area would contain uses such as a super market, variety store, drug store, small clothing shops, barber and beauty shops, and dry cleaning pick-up stations.

Some factors which should be evaluated in planning for commercial location and development in the future follow.

1. An adequate market analysis should be conducted to justify the location of new commercial uses.
2. Outlying commercial areas should be developed as compact centers with adequate room for expansion and off-street parking.
3. Strip and spot zoning of excessive and marginal business developments should be eliminated; this can be accomplished by a logical zoning ordinance.
4. Commercial areas should have a high degree of accessibility in order to serve their market area.

5. An intense commercial grouping which gives accessibility and availability is needed in the center of the town.

6. Neighborhood commercial uses should be located so as to give service to specific areas.

7. Road side commercial uses should secure locations which are in proper relationship to the traveling public.

8. Commercial developments should incorporate proper design standards in regard to parking, loading, signs, relative building bulk and landscaping.

INDUSTRIAL LAND USE

It can be seen that a large amount of land has been proposed for industrial use in the future, a number of factors were responsible for this. First, a large percentage of land in this category would be more correctly designated in an "open space" or flood plain category since it is subject to flooding at the present time. Although some of the land is floodable, all of the areas designated as industrial on the plan are relatively flat, have access to major thoroughfares and in some cases are contiguous to railway lines, would be relatively easy to provide with public services and facilities, and are centrally located to the entire populance--all of the foregoing being prime requisites for industrial location. Reference should be made to the plan itself for the specific areas planned as primarily industrial in character. Land bordering railways will lend itself to heavy or medium industrial plants; land on the rivers could be developed by industries needing a large supply of water for their operations; large, predominantly undeveloped parcels would be suitable for businesses needing a great deal of land for their processes.

The location of industrial land uses is a very essential element of the land use plan. Good industrial sites providing an opportunity for expansion are necessary for the sound economic growth of the community. Factors to be considered in planning for the location of future industrial land are given below.

1. Industries should not be relegated to land unsuitable for other purposes.

Land should lend itself to grading, have good drainage, be free of flood danger, be available in tracts which are adequate to meet the varying needs of different industries.

2. Industrial areas should have easy access to transportation facilities such as rail and trucking.
3. Services such as public water and sewers and adequate police and fire protection should be available to the area.
4. Sites which offer good advertising possibilities should be reserved for certain types of industries.
5. Areas should be selected with due consideration to the journey or distance to and from work.
6. Industrial land should be free of residential encroachment and protected from such use just as residential land is now protected from industrial encroachment.

SOCIAL AND CULTURAL LAND USE

The main consideration in this section was the provision of land for parks, playgrounds and/or schools. A community facilities plan would discuss in detail the principles and standards to be considered in planning for various community facilities such as a new city hall and library, fire stations, and others. A minimum of recreational facilities at the present time necessitates thought and later action relative to the provision of public recreational facilities in the future.

An ideal spot for the creation of a natural regional park exists within North Wilkesboro around the southern portion of Euclid Avenue. The development of this natural scenic beauty spot located in a physical depression into a public park would attract people from throughout the contiguous area and surrounding counties. An excellent area for the development of an active recreational park containing such things as softball and baseball diamonds, outdoor basketball courts, tennis courts and a touch football field would be just west of the intersection of West Waugh Street and the street paralleling and on the

east bank of the Reddies River. The other designated public use areas throughout the communities might be suitable for neighborhood parks as well as school sites.

This report outlines only a few very broad factors to be considered when locating institutional or recreational land use since, as pointed out earlier, a community facilities plan would discuss in detail further aspects relative to the location of public facilities. The following considerations should be studied when locating recreational land use areas.

1. Areas should be convenient and accessible to residential areas and the street system.
2. The acquisition of new property in advance of actual needs should be encouraged.
3. Sites should contain adequate room for expansion.
4. Uses serving the entire town or region should be centrally located and easily accessible.

CHAPTER III

PROPOSED LAND USE IMPLEMENTATION

PROPOSED LAND USE IMPLEMENTATION

Now that the Wilkesboros have a land use plan the question is how can it be implemented? The Planning Boards can approve the plan and recommend that the towns' legislative body adopt it, but this does not give the land use plan any legal status. The plan itself can only recommend. It does not dictate or insure that a certain land use will be developed only in the specified areas. How then can the towns realize the desirable land use pattern which is outlined by the land use plan?

Approval by the towns' planning boards and adoption by their legislative body is a basic, initial procedure in plan effectuation and implementation. This action records the intent of the citizens to develop the best possible physical, social and economic environment within the towns and their environs. However, in addition to this initial step, serious consideration should be given to adoption of an official policy relative to the development of land in the future.

WILKESBOROS' LAND USE POLICY

What would be the function of an official land use policy for the Wilkesboros? Are not the land use plan and the typical tools of plan implementation such as zoning and subdivision controls sufficient to guide land development? These elements are very valuable, especially the land use plan which reflects the ultimate objective of land use policy, but an established policy is needed as a flexible guide to be used in making various decisions which effect land usage. Decisions, both private and public, are made daily in regard to the use of land. Land use policies set forth a course of action the Wilkesboros will attempt to follow when certain situations occur or problems arise. Many times a considerable deviation from adopted policy may be necessary because of certain physical, economic, or social conditions. It should, however, be the towns' intent to follow

their land use policy as closely as possible. To do otherwise will surely threaten the effectiveness and success of the continuous program of comprehensive community planning.

GENERAL PROPOSALS

The following policies are recommended in regard to land use planning in the Wilkesboros and their environs.

1. The land use principles outlined in this report should be used in making both current and long range decisions concerning the use of land.
2. Existing land use information and the future land use plan should be periodically reviewed, updated and revised.
3. Residential, commercial, industrial and public land use development should be in accordance with the generalized land use plan.
4. Zoning should be based on the land use plan and should be continuously revised to corporate new zoning techniques and sound administration.
5. The existing land use pattern should be recognized and considered in all land use decisions.
6. The citizens of the Wilkesboros' planning areas should be informed of local land use problems, of the land use design and of their role in carrying out the design.
7. All new developments should be encouraged to seek the most favorable location in accord with the land use plan and design.
8. Strip and spot development should be contained or eliminated through the use of zoning.
9. Minimum land use standards which are necessary to insure sound development should be enacted into law.
10. Any intermixture of land uses which will result in blight, declining property values, undue traffic generation and other problems should be avoided.
11. Adequate buffers--either natural or man-made--should be provided between different land use groups.

The following list contains specific policies relative to the type of land usage under which they appear.

SPECIFIC PROPOSALS

Residential Land Use

1. Proper legislation whould be obtained to permit the Wilkesboros to adopt adequate subdivision regulations and properly administer such a regulation.
2. Strict enforcement of all zoning, health, building and housing codes is necessary to prevent or eliminate blight.

Commercial Land Use

1. The location of new commercial areas should be justified by a market analysis which recommends the feasibility of such an area.
2. Adherence to and enforcement of the proposed zoning ordinance would prevent the haphazard location of commercial establishments throughout the communities.

Industrial Land Use

1. The Wilkesboros should recognize and help solve the problem and needs of specific industries.
2. The abandonment of inefficient, obsolescent or poorly located industrial sites and plants in the communities should be encouraged.

Vacant Land

1. The Wilkesboros should plan and carry out improvements which will encourage the development of land now lying vacant for its best possible use in accord with the land use plan.
2. The premature development cf vacant land should be discouraged.

Public Land Use

1. Long range community facilities planning should be a continuous part of the Wilkesboros' planning program.
2. The towns should seek the planning boards' advice and recommendations in regard to the location of public facilities.
3. The use and appearance of public land should set a good example for developers and owners of private land.

Although the following are not in themselves functional land uses, they are mentioned here because they may vitally effect the use of land.

Urban Renewal

1. "Urban renewal is the term used to describe the diversified efforts by localities, with the assistance of the Federal Government, for the elimination and prevention of slums and blight,....and the removal of the factors that create slums and blighting conditions."
2. Urban renewal has three main elements:
    a. Slum prevention through neighborhood conservation and housing code enforcement.
    b. Rehabilitation of structures and neighborhoods.
    c. Clearance and redevelopment of structures and neighborhoods.
3. The benefits available through a partially Federally financed program of urban renewal should be more closely investigated.
4. Comprehensive renewal planning--including not only redevelopment but a rehabilitation and conservation program--should be a continuous part of the Wilkesboros' planning program.
5. Any urban renewal projects undertaken should be in accord with the generalized land use plan.

Public Housing

1. "The low rent public housing program was created by Congress in the Housing Act of 1937 as a local-Federal aid to communities through which they may provide safe, decent and sanitary housing to shelter low-income families which cannot afford standard private housing."
2. Wilkesboros' local officials should thoroughly study their housing situation and, if applicable, seriously investigate the possibilities of public housing.
3. Any public housing sites developed should be located in areas where the social and economic needs of low-income families can be provided without undue hardships.
4. All public housing sites should be in accord with the program of planning and the planning boards should be consulted concerning actual site location.

5. Planning factors to be considered for the location of residential land use should also apply to the location of public housing.

In addition to the land use policy of the towns there are some definite, concrete planning tools which are available for implementing the land use plan. These tools are: (1) zoning, (2) subdivision regulation, (3) urban renewal, and (4) capital improvements.

ZONING

Zoning probably receives more attention than any other planning tool. Zoning is, essentially, a legislative, regulatory device. In its simplest terms it regulates the uses of land, the density or intensity of use and the spacing or placement of buildings upon the land. One of its purposes is to help arrange the land use pattern as set forth in the land use plan. It insures that each type of land use will be protected against harmful influences which would result from an improper mixture of uses. As a legislative regulation, zoning must be established by democratic processes. It must be approved by the public and the objective which it attempts must be community-wide objectives.

Zoning is not a plan; it is just one tool for implementing a comprehensive plan of development. Since it is not an end within itself but simply a means to an end, any zoning ordinance--after adoption--should be periodically revised or studied at least every two years to determine if its objectives are in accordance with the comprehensive community plan. Furthermore, to be truly effective, zoning should be a preventive measure since any power it has is not retroactive; therefore, the ability to control largely undeveloped land is the key to its effectiveness. Thus, as soon as administratively possible, it would be profitable for the Wilkesboros to extend their zoning power to include the territory within a one mile distance from their town limits--provided,

of course, they first adopt zoning for the towns themselves.

SUBDIVISION REGULATIONS

Subdivision regulations may aid in making a better community by:

1. Encouraging the development of economically sound and stable neighborhoods
2. Assuring the provision of required streets, utilities and other facilities and services to new land development
3. Assuring the adequate provision of safe and convenient traffic access in circulation, for vehicles and pedestrians, in new land development
4. Requiring design standards which will produce a desirable residential environment
5. Generally guiding the wise development of new area in harmony with the comprehensive plan of development

At the present time all land within the planning areas--except the town of Wilkesboro--is under the jurisdiction of subdivision regulations. North Wilkesboro and the land within a one mile radius from its boundaries is subject to control by subdivision regulations enacted by the legislative body of the town; all other land except the town of Wilkesboro is controlled by the Wilkes County Subdivision Regulations.

To quote from the General Statutes, subdivision regulations are to "provide for the orderly development of the municipality and its environs; for the coordination of streets within proposed subdivisions with the existing or planned streets or with other public facilities; for the dedication or reservation of rights-of-way or easements for streets and utility purposes; for the distribution of population and traffic which shall avoid congestion and over-crowding, and which shall create conditions essential to public health, safety, and general welfare."

URBAN RENEWAL

As previously pointed out, urban renewal is the term applied to a program in which all available public and private resources are employed according to

comprehensive area plans to eliminate and prevent the spread of slums and blight. It includes not only the clearance and redevelopment of areas but rehabilitation and conservation as well. An intelligent urban renewal program--including redevelopment projects--is one of the most powerful tools for implementing comprehensive community plans. It provides a means for dealing effectively with blight and slums and makes possible relatively quick, needed changes in the physical development. Urban renewal can rebuild certain areas and guide other areas in accordance with comprehensive plan.

PUBLIC IMPROVEMENTS PROGRAM

A public improvements program is simply a comprehensive, long-range approach to planning and financing major public improvements. Such a program would consider all major improvements for a given period of time, evaluate them in accord with planning goals, establish priorities, schedule proposals, and set forth a financial program.

The planning of public improvements may encourage some areas to develop while discouraging others from developing too fast. Future development can be influenced through the location of public facilities and the extension of public utilities.

CHAPTER IV

WILKESBORO RESERVOIR: PRESENT AND FUTURE LAND USE

WILKESBORO RESERVOIR: PRESENT AND FUTURE LAND USE

HISTORICAL AND OTHER DATA

The actual history of the Wilkesboro dam and reservoir dates back to 1929 when the first studies toward control of the upper Yadkin River were started. However, with a depression and World War intervening it was 1946 before Congress authorized construction of two detention dams on the Yadkin River. Two years after funds were appropriated in 1947 to initiate studies of flood control program on the river, the Corps of Engineers recommended one dam on the Yadkin would be adequate. Again a major military engagement in the Korean Conflict halted progress on the dam until 1955 when Congress appropriated funds to allow the Corps to undertake an economic feasibility study on the dam; the results, of course, were positive. In 1957 data gathering necessary for designing the dam was begun and the following year the Flood Act of 1958, requiring local funds for this type project, was passed by Congress. After Wilkes County and Winston-Salem residents approved bond issues to finance local participation actual construction began on the Reservoir September 25, 1960. The project was dedicated on September 16, 1962. The entire dam and reservoir were completed in December, 1962, at an estimated cost of $6,600,000.

The following specific data, as well as additional information regarding the region, is contained in a U. S. Army Corps of Engineers' publication entitled Wilkesboro Dam and Reservoir published in September, 1960. Acknowledgment is hereby given the Corps for the following information.

WILKESBORO DAM AND RESERVOIR

PROJECT DATA

Location	
Stream	Yadkin River
Miles above mouth	388
Watershed above dam, sq. mi.	348
Purpose	Flood Control
Dam	
Type	Rolled earth fill
Length, feet	1,740
Maximum height, feet	148
Top elevation, feet m.s.l.	1,107.5
Top width, feet	30
Maximum base width, feet	870
Approximate volume of embankment, cu. yds.	2,240,000
Spillway	
Location	North abutment of earth dam
Type	Uncontrolled, unlined, in rock cut
Width, feet	400
Crest elevation, feet m.s.l.	1,075
Outlet Works	
Location	Thru base of earth dam near south abutment
Type	Circular concrete conduit with intake structure and control tower
Diameter of conduit, feet	12.25
Reservoir	
Length, miles:	
Flood control pool	16
Water supply pool	9.7

WILKESBORO DAM AND RESERVOIR

PROJECT DATA (cont.)

Water surface elevation, ft. m.s.l.:	
Flood control pool	1,075
Water supply pool	1,030
Minimum pool	1,000
Water area, acres:	
Flood control pool	3,980
Water supply pool	1,470
Minimum pool	670
Storage volume, acre-feet*:	
Flood control pool	112,000
Water supply pool	33,000
Minimum pool	8,000
TOTAL	153,000

*An acre-foot is one acre of water one foot deep, or 325,850 gallons.

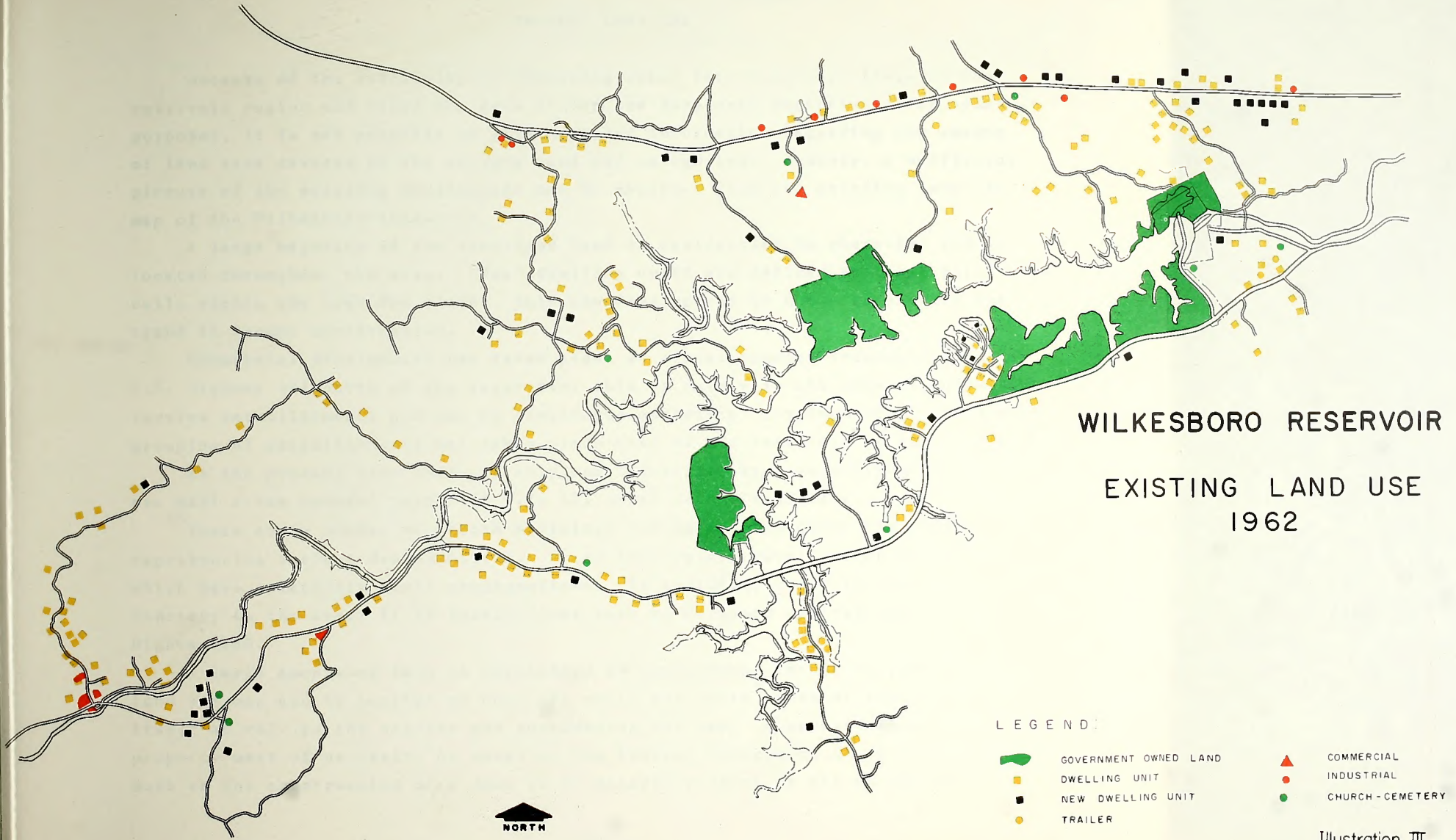

Illustration III

PRESENT LAND USE

Because of the difficulty in obtaining exact lot or parcels lines in the reservoir region and since the area is not now developed extensively for urban purposes, it is not possible to give detailed information regarding the amount of land area devoted to the various land use categories. However, a sufficient picture of the existing development can be obtained from the existing land use map of the Wilkesboro Reservoir.

A large majority of the developed land is residential in character and is located throughout the area. "New" dwelling units are defined as those structures built within the last few years. This new development is shown to portray the trend in recent construction.

Commercial development has taken place at almost regular intervals along U.S. Highway 421 north of the reservoir; this is mainly in the form of automotive service establishments and can be considered as "strip" development. A commercial grouping of establishments has taken place west of the reservoir at Ferguson also.

At the present time there is only one industrial type establishment--an old saw mill a few hundred yards off U.S. 421 north of the reservoir.

There are a number of church buildings scattered throughout the region representing various denominations. These are typical rural church buildings which have relatively small congregations. In addition, there is also one cemetery in the area; it is located just east of Ferguson off relocated State Highway 268.

A large amount of land is classified as "government owned" on the existing land use map and is located on both the north and south banks of the reservoir itself as well as the eastern and surrounding the dam. A certain amount of property must of necessity be owned by the Federal Government in an undertaking such as the construction of a dam; it is necessary first of all to buy all land

to be inundated by the newly created lake itself as well as any land which might possibly be inundated at flood stage. Further, land is necessary to house the dam and its related facilities as well as protect it from encroachment. An added reason for Federal ownership and hence control of the land is to reserve the land for use by the general public; more concerning this will be discussed in the following section.

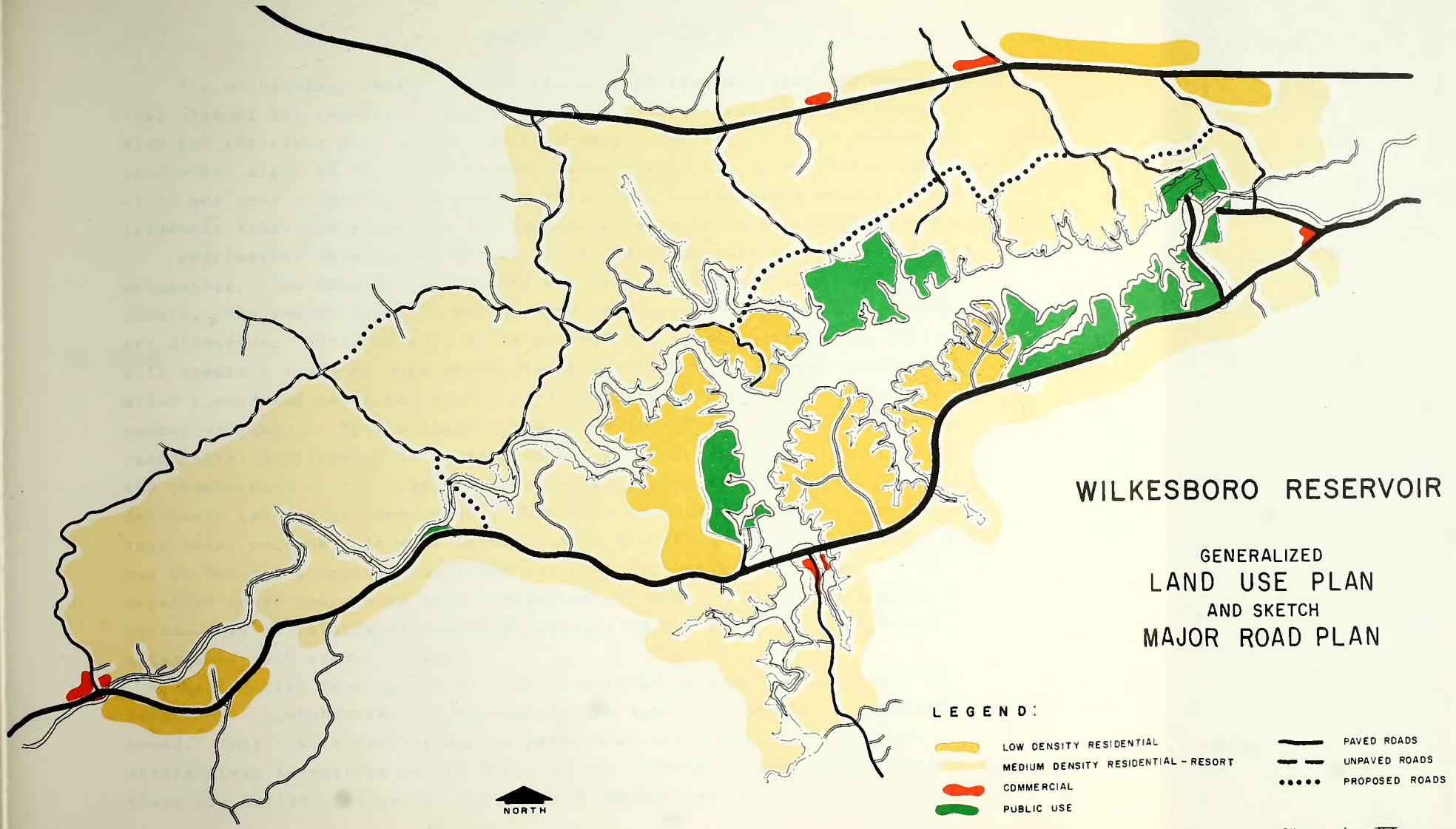

Illustration IV

FUTURE LAND USE PLAN

The methodology used to obtain the general land use plan and sketch major road plan of the reservoir area is the same as that used in the Wilkesboros' plan and therefore will not be repeated here. However, a truer picture of land which might be developed in the future can be had by realizing that areas of 20 per cent or greater slope--and there is a considerable amount in the reservoir area--are generally not economically feasible for building sites.

Residential development on the future land use plan is divided into two categories: low density residential and medium density residential and/or resort. The reason for this can be seen when certain aspects of the reservoir are discussed. First of all, it is assumed the development of the reservoir will create a regional type recreation area which will attract people from miles around and hence the need for "transitory or temporary" abodes for a number of people. Thus a certain amount of relatively compact, lesser value residential development is certain to occur to satisfy the needs of visitors and vacationers to the area. But yet another type of residential development is almost certain to occur also. This will be of a more stable, permanent, year-round category; it will occur because the Wilkesboros--where employment may be had and shopping facilities are available--are very close. It is expected these year-round type residences--if they continue their present trend--will be relatively expensive because of the demand for residential sites amid such scenic beauty.

Residential development will be controlled to some extent by two restrictions: governmental and economic. The reservoir region is already zoned. This limits development to particular categories of land usage within given boundaries as set forth on the official zoning map. In addition, there are building codes and subdivision regulations which control both the

quality of structures and establish minimum standards to the development of land. There will be economic restrictions because of the law of supply and demand; that is, desirable land--and this is desirable because of its location, beauty, and recreational advantages--will be more expensive because of its characteristics and relatively small quantity. Further economic restrictions will be placed on the developer when the cost of drilling wells for water and securing a minimum size lot required for safe, sanitary conditions are considered.

Although commercial development has been anticipated in the reservoir region of land provided for this purpose in the land use plan, it is difficult at this time to foresee all the areas where commercial establishments will locate. For instance, most of the land owned by the Federal Government has been designated as areas of public use but it is almost certain there will be some commercial establishments located in these areas in the future; exactly where cannot be predicted.

The only other land use classification, besides roads which will be discussed later, is that of public use areas. Although the term public use is rather nebulous, for the present no more specific information can be given regarding these areas. However, it may be presumed the majority of the land in this category will be used for public recreation areas such as boat launching and landing sites, parks, swimming areas, etc. Further, as mentioned previously, there will probably be a certain amount of commercial establishments allowed to develop in these areas also.

It should be pointed out that because all of the land in public use classification belongs to the Federal Government, it is not affected by local laws and regulations with regard to zoning, subdivision regulations, etc. This should not be construed to mean, however, development of this property will not be required to meet at least minimum local standards.

Necessary for the development of any area is the presence of roads; the existing and proposed major roads for the region may be seen on Illustration 4. At attempt was made to design a pattern of roads which would create an adequate circulation pattern, give access to presently developed areas as well as serve to "open up" other areas for development. It was of prime importance for instance, to develop a means of circulation on the north side of the reservoir because at the present it is impossible to travel from any of the north-south oriented roads (Ford, Minton, Congo, Dark Mountain) without entering U.S.421, a heavily travelled Federal highway. Needless to say, these short trips on a highway are dangerous as well as time consuming and frustrating. It was also felt a bridge or connecting link between the north and south side of the reservoir was needed without a lengthy trip to either Ferguson on the west or the Wilkesboros on the east. The roads providing circulation would in addition give better access to existing developed property as well as aid in the development of other property.

It should be emphasized that the road design for the reservoir area presented herein is of a preliminary nature only. The State Highway Commission has tentatively approved the design, but the feasibility of such roads will be determined by the availability of access property on which to build the roads and, above all, financial cost. Bridges and roads are extremely expensive and more detailed consulting and engineering studies need to be undertaken before it is possible to construct such facilities.

It would be profitable now to briefly discuss the theory or reasoning for the future land use plan. Simply, it can be defined as the ideal--but by no means perfect or complete--arrangement and type of development which the planning board would like to see accomplished for the area in the future. It depends heavily on the zoning ordinance and subdivision regulations which are the legal tools for its implementation. The land use plan serves as a guide upon which logical

actions and decisions may be made concerning the development of land in the reservoir region. A word of caution though; it is not the definitive plan or scheme for development; periodic reviews need to be given the plan so any innovations occurring may be introduced into the plan and improve it. Perhaps the land will be suitable for some new or variation of present-day use about which we know nothing now. The important thing is to keep the land use plan the "ideal" for future development and not allow it to become antiquated.

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*Steve Mayfield, Planner I
Barbara Woods, Secretary

* Responsible for project

December, 1962

WILKESBORO
NORTH WILKESBORO

GENERALIZED
LAND USE PLAN
AND SKETCH
THOROUGHFARE PLAN

NORTH

LEGEND

- PUBLIC USE
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PROPOSED MAJOR STREET
- EXISTING MAJOR STREET
- COLLECTOR STREET
- SCHEDULED FOR CONSTRUCTION

Illustration II

WILKESBORO
NORTH WILKESBORO

EXISTING GENERALIZED LAND USE

NORTH

LEGEND

- RESIDENTIAL USE
- PUBLIC USE
- COMMERCIAL USE
- INDUSTRIAL USE

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